



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

Meeting Minutes

November 5, 2020

The Planning Board meeting will be held in the Town Hall.

Social Distancing Procedures will be followed

Members Present: Joseph Hasenkopf, Allen Veverka, Ed Forrester, Beth Hansen, Kevin Hicks and Stacey Poulsen (Alternate)

Pledge of Allegiance.

Approval of October 1, 2020, Meeting Minutes. The PB members reviewed the October meeting minutes. A correction regarding 2020-0607 was presented correcting the name Johnson to Johanson. A motion was made by Kevin to approve the minutes, seconded by Beth, all were in favor.

Public Hearings:

- 1. 2020-1002 - Robert Tomlinson – Special Use Permit – 212 RT. 145 – (Tax Map ID # 83.04-2-43)**

Applicant presented

There were no questions by the public

- 2. 2020-0607 – Szafran/McNally – 2-lot SD – 868 CR67 – (Tax Map ID #85.00-4-33)**

There were no new questions by the public

Business:

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1. 2020-0607 – Szafran/McNally – 2-lot SD – 868 CR 67 – (Tax Map ID #85.00-4-33)

Applicants seek 2-lot subdivision.

- a. Fees paid
- b. Subdivision plan approved by motion of Kevin, second by Allen
- c. Zoning officer letter received
- d. SEQRA negative declaration
- e. Maps approved
- f. Public hearing closed by Allen, second by Kevin

2. 2020-1002 – Robert Tomlinson – Special Use Permit – 212 Rt. 145 – (Tax Map ID # 83.04-2-43)

Applicant seeks change in Special Use Permit.

- a. \$40 PH fee paid, Applicant states he would drop \$200 SU permit fee to clerk on 11/06/20.
- b. Public Hearing closed by motion of Kevin and second by Beth
- c. Seeking to have cabins and house converted from tourist use to apartments/residential use
- d. Project approved by motion of Allen and second by Kevin
- e. SEQRA negative declaration

3. A. Therien - Special Use Permit – Furniture store – (Tax Map ID #101.00-2-34)

Applicant seeks special use permit.

- a. Fees paid
- b. SEQRA Negative declaration
- c. Zoning officer letter – received – approved use for location
- d. Waiving Public Hearing closed by motion of Ed and second by Kevin
- e. Special Use permit approved by motion of Allen and second by Kevin

4. Airosmith Development

Absent

5. 2020-1001 – Broder/Key Capture – Battery Energy Storage – CR 23B – (Tax Map ID# 101.00-4-30 and 101.00-4-29.22)

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Applicant seeks to discuss the KCE NY 8 Project, which consists of an unmanned 20 MW battery energy storage facility along CR 23B (Main Street).

- a. Fees - \$2000, Taylor uncertain if sent, public hearing fee to come later.
- b. Site plan review.
- c. Zoning Officer letter.
- d. SEQRA
- e. Had long discussion on the project, applicant to come back with answers to the following items:
 - a. Cost of having the project in a dairy barn type structure – \$3.5M projected?
 - b. Curb cut confirmation, need permit from Town, not yet obtained
 - c. Sub division discussion, to involve Greene County and IDA
 - i. Applicant is also applying for a full IDA package including tax benefits etc.
 - ii. Pilot Program discussed – waiting on more
 - d. Cost of decommissioning & bond needed. 2033, 2043 \$1M discussed, revisit every 5 years
 - e. Artist rendering, Stacey requests 5-7 years
 - f. Pictures from Stillwater site (Kevin and Ed visited) 8ft. Ivy fence proposed
 - g. Engineers letter with regard to contamination – unable to supply engineer statement, provided manufacturer information. Suggested Town do it's own inquiry.
 - h. Letter from Central Hudson on grid capacity - currently no letter and not committed to selling power to Central Hudson
 - i. Landscaping plan is ok
 - j. Fire department training – reaching out
 - k. Engineer to review the project – C&S Companies
 - i. John Camp, P.E., CFM
 - ii. Service Group Manager
 - iii. jcamp@cscos.com
 - iv. Office: (315) 455-2000
 - v. Direct: (315) 703-4159
 - vi. Cell: (315) 345-3428
 - vii. 499 Col. Eileen Collins Blvd.
 - viii. Syracuse, NY 13212

What happens when there is a fire, what is released to the air/soil? – No EPA regulated contaminants to be reported but will provide MSDS for suppressant makeup.

6. Al Suwara – Food Truck – (Tax Map ID# 101.063-2)

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- a. Applicant seeks special use permit for Papa John's food truck
- b. Fees paid
- c. Site plan review
- d. Zoning Officer letter – received, permitted with SU permit
- e. SEQRA negative declarations
- f. Public Hearing scheduled for December

New Business:

1. **2020-1103 – Autonomous Energy – Special Use permit – 145 Silver Spur Rd. – Tax Map ID# 118.00-3-8)**
 - g. Fees paid
 - h. Site plan review
 - i. Zoning officer letter
 - j. Maps to be approved
 - k. SEQRA
 - l. Public hearing scheduled for December

These minutes were approved by the Planning Board on December 3, 2020

Respectfully submitted,

Donna M. Vollmer